

HILL STREET NEWS

A resource newsletter for the Community of Hollister featuring quarterly news updates about the Community Development and Public Works Department of the City of Hollister.



Division Phone Numbers:
Planning Division: 831-636-4360
Redevelopment Division: 831-636-4386
Building Division: 831-636-4355
Engineering Division: 831-636-4340

420 Hill Street, California 95023

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Message from the Director



PLANNING IS THE CITY'S FUTURE.....

In February of 2003, The City Council committed the City to a process of updating the City's General Plan. This included the appointment of the General Plan Update Steering Committee to provide direction for the City's future development. Since that time, the General Plan Steering Committee has met five times and has produced alternative land use plans for the purpose of beginning the General Plan Environmental Impact Report process. The California Environment Quality Act requires that a series of land use alternatives be considered when preparing an Environmental Impact Report. In this case, the Steering Committee chose a preferred land use alternative which reduces the existing large planning area, provides planning for the City's two main gateways (north and west), concentrates residential growth in

existing infill areas along with provisions for mixed uses in the downtown area (See the General Plan Preferred Land Use Concept Map at the city's web site <http://www.hollister.ca.gov/Site/html/about/genPlan.asp>)

The other alternatives have similar land use characteristics but are different in the planning area size and in some land use categories along the outskirts of the City.

In partnership with the community, it is the mission of the Community Development Department to: plan, develop, and maintain a unique, safe and attractive community.

Upcoming Events



All meetings begin at 6:00 p.m. at City Hall, 375 Fifth Street, Hollister, California

- **October 23, 2003** Planning Commission Meeting
- **November 12, 2003** General Plan Update Steering Committee Meeting
- **November 20, 2003** Planning Commission Meeting
- **December 9, 2003** General Plan Update Steering Committee Meeting
- **December 18, 2003** Planning Commission Meeting
- **January 13, 2004** Planning Commission Meeting



Planning Commission Approvals: (As of June 03)

- Site & Architectural #2003-9; Building Addition
- Variance 2003-1; Rear Yard Setback
- Site & Architectural #2003-10; Detached Garage
- Site & Architectural #2003-13; Modular Accessory Building
- Conditional Use Permit # 2002-5; City Fire Station #2
- Site & Architectural #2007; Expansion/rehabilitation of Fast Stop Mini-mart
- Site & Architectural #2003-11; Outside Parking Lot
- Conditional Use Permit #2003-2; Garden Center
- Minor Subdivision #2001;
- Site & Architectural #2003-5; Building Addition

The Relocation Assistance Team, affectionately dubbed RATS, is made up of personnel from several specialized City Divisions and Departments, including the Planning, Building, and Code Enforcement Divisions, and the Fire and Police Departments. For more information, contact Time Burns at 636-4316

The Planning Report



THE PLANNING DIVISION RENEWS ITS COMMITMENT TO SMART COMMUNITY PLANNING...

Although there is a Cease and Desist order in place, which limits the type and extent of development that can occur in the City, the Planning Division remains busy readying the community for future development activity once the Order is lifted. Currently, the Division is in the process of updating the City's General Plan, which is the long-term blueprint for development. Assisted by a professional consulting team, an appointed Steering Committee, and interested citizens, the Division is managing the formulation long-range policies and a land-use plan to guide development over the next twenty years. The Division is also in the process of updating its Zoning

Code to be consistent with the General Plan Update. This update not only includes revising provisions to ensure consistency, but entails a complete overhaul of the existing code to make it easier to use and administer.

As part of Measure U (the City's Growth Control Measure enacted July 1, 2002), the Division is also formulating a "Permit Allocation Rating System, which will establish a method for allocating building permits, once the Cease and Desist Order is lifted.

As part of our renewed commitment to improve the quality of life through smart, proactive community planning. The Division is expanding and rehabbing several programs, such as the Code Enforcement Program, which has recently been expanded to provide Relocation Funds for displaced renters, who are victims of substandard housing conditions.

various outreach efforts to improve communication with the community.

Over the next few months, the Division will also be overhauling its development processes to improve efficiency, consistency and clarity.

Finally, though limited, the Division still processes numerous types of development applications (see box in left margin), each month.

The Mission of the Planning Division is to preserve the integrity of the general plan, to shape the physical environment in a way that benefits the needs of all citizens, while balancing public and private interests..

The Code Node

RELOCATION ASSISTANCE TEAM SPECIALISTS WORK HARD TO IMPROVE THE QUALITY OF LIFE IN HOLLISTER ...



On Thursday, August 28, 2003, the City of Hollister Community Development Department's Code Enforcement Division was advised by the Narcotics Enforcement Team (UNET) of a possible unsafe housing situation at 48 Hawkins Street in Hollister.

The situation was discovered by the Narcotics Enforcement Team, with the assistance of the Hollister Police Department and the San Benito County Sheriff's Office, during a search of the property as part of a search warrant. The RATS were called to the scene and as a result of two extensive inspections of the property it was determined that three of the four residential units on the property were substandard and "Unsafe to Occupy." The property was also declared to be a *Public Nuisance* because of gang associated activities and problems created by the gang affiliation.

Due to the condition of the property and its status as a *Public Nuisance*, the tenants were required to

vacate the property immediately. The City's Code Enforcement Officer initiated the newly adopted Relocation Ordinance provisions to assist the tenants with moving expenses. Under the Ordinance, the property owner is liable for relocation costs for the tenants. In this case, the property owner was required to pay over \$4,500.00 to the tenants for moving expenses.

The Community Development Department is currently working with the property owners to redevelop it in accordance with City codes and regulations.



The Building Zone



The Table to the right shows the number of building permits and total valuation of the permits issued since 2000. Notice that the number of building permits that were issued between July 2000 and June 2001 was much greater than the number of permits issued the following year (2001-2002). This is because a building moratorium (imposed by the City) had just been lifted, which spurred a flurry of building activity, as developers raced to make-up for lost time. This also explains the dramatic building permit valuation number shown for June 2000-July 2001.. There were numerous large-scale projects being constructed during that time frame, as such, they were not completed in

the same year. During the July 2001-2002 period, another City-imposed Moratorium was enacted mid-year 2002, which slowed building activity dramatically. A few months later in September, the Regional Water Quality Control Board issued a Cease and Desist Order, further restricting building activity in the City. Thus, the number of permits and permit valuations decreased dramatically. The increase in the number of building permits in 2002-2003 reflects the increase in the number of building additions, remodels and tenant improvements —which is “allowed” development under the Cease & Desist Order. ■

**Building Permit Activity
July 2000 through July 2003**

| | July to June 2000-2001 | July to June 2001-2002 | July to June 2002-2003 |
|----------------------------------------------|------------------------------|------------------------------|------------------------------|
| Building Permits Issued | 987 | 753 | 803 |
| Valuation of Building Permits | 80,765,592 | 33,351,190 | 10,830,452 |

Source: City of Hollister Building Department

The Cornerstone

THE CITY'S REDEVELOPMENT AGENCY SECURED \$35 MILLION DOLLARS FOR USE IN BLIGHTED AREAS OF THE COMMUNITY...

The Redevelopment Agency (RDA) recently closed on the Series 2003 Bonds. The bond proceeds, which total approximately \$35 million, provide the Agency with the resources necessary to undertake important public improvements and projects in the community.

First on the list of improvements are the enhancements to the City's Wastewater Improvement Plant, to correct the current deficiencies. The RDA's estimated contribution to this important project is estimated to be about \$8.5 million.

The completion of the improvements to the City's Wastewater Treatment Facility will allow the RDA to undertake numerous other community improvement projects, which will require new sewer connections (the current Cease and Desist Order prohibits the City from issuing permits for any new construction which requires additional sewer connections or the installation of additional plumbing fixtures).

While the improvements to the Wastewater Treatment Plant are in progress, the RDA is working on a Plan to revitalize the City's Downtown Area, which extends from East Street to Monterey Street, and from 3rd Street to South Street. The *downtown revitalization* is aimed at making the area more attractive to visitors by creating a safe, comfortable walking environment. The revitalization effort involves redesigning the sidewalk system to provide more room for pedestrians, the addition of street trees, as well as various amenities, such as

benches, and trash receptacles, and bicycle racks. The Downtown Plan is in the final design stages, and construction is slated to begin in the first part of January 2004.

The RDA has also launched the “Pavement Management Plan,” which involves the reconstruction and rehabilitation of all City Streets located within the Redevelopment Project Area over the next five years. The Redevelopment Project Area covers a large portion of the City, so the completion of this project will benefit the entire community.



For questions about these projects or any of the multitude of other projects or programs the Redevelopment Agency Administers, contact Bill Avera, RDA Program Manager at 636-4386.

Ask Hill Street...



Q: Do I need a Permit in order to manage my business from my house?

A: Yes. A Home Occupation Permit is required in order to conduct home business activities. Business activities are limited to those that are conducted completely within the main dwelling and which are conducted only by the residents that occupy the home. Currently, the cost for a Home Occupation Permit is \$25.00. It can usually be issued over the counter. An approved Home Occupation Permit is required in order to obtain a business license from the City of Hollister Finance Department. For more information, contact the Planning Division at 636-4360.

Q: Where can I get information about Hollister's population, housing income limits and other demographic information?

A: Population and other demographic data for Hollister and San Benito County is available through the California State Department of Finance, Demographics Division. They can be reached by phone at 916-445-3878, or by accessing their web page at www.dof.ca.gov. Housing Income Limits are available through the California Department of Housing and Community

Development. They can be reached at 916-445-4782, or by accessing their web page at www.hcd-ca.gov.

Q: What is a Temporary Zoning Clearance, and when is it needed?

A: A Temporary Zoning Clearance is a permit to allow for a temporary use (activity) on properties that are zoned either commercial or industrial. Typical temporary uses include seasonal sales, such as Christmas trees, sidewalk sales, carnivals, etc. Most Temporary Zoning Permits are issued for a 3-day period, however, certain uses can be operated for longer periods.

If you have any questions about Temporary Zoning Clearance Permits, contact the Planning Division at 831-636-4360.

If you have any questions you would like to ask; e-mail us at: www.Hollister.ca.gov or fax us at : 831-636-4364

The Works



WASTEWATER TREATMENT PLANT UPDATE ...

The City has completed four of the six items required under the Administrative Liability Order. These include, a new headworks for metering, an interim treatment process to improve quality, funding of water conservation measures, and construction of emergency storage ponds. The final two items in process are a Hydrogeologic Study in the vicinity of our wastewater treatment

plants and the construction of a new wastewater treatment facility. The Hydrogeologic Report will characterize ground and surface water conditions in the vicinity of the treatment plants. This is joint effort between the City of Hollister, San Benito County and the San Benito County Water District funded by the City of Hollister. An initial data inventory has been completed and additional monitoring sites selected. The project will be completed in May of 2004.

The new treatment facility is currently in the

development stage. On October 13, 2003, the City Council will be asked to identify a preferred treatment alternative for review by the community. Final selection is scheduled for December 2003. Evaluation and selection of disposal processes will take place spring of 2004. A Long-term Wastewater Management Plan must be completed by May of 2004. Construction of a new treatment facility is scheduled for completion in October of 2005.

Questions? Contact Clint Quilter, Public Works Director at 636-4340.

DidYouKnow...

The average maximum temperature for the City of Hollister is ~66 degrees Fahrenheit — rivaling the City of San Diego, whose average is 70 degrees

Did you know that::

... There are approximately 90 miles of paved roads in the City of Hollister;

... The movie, "The Wild Ones," starring Marlon Brando, was based on an actual Saturday night "bash" that occurred in 1947 in downtown Hollister following a large motorcycle rally;

... The City of Hollister's logo is based on the clock tower located on 4th & San Benito Street. The time noted on the clock tower logo is 5:04 p.m. —the exact time of the Loma Prieta earthquake in 1989;

... One of California's most infamous bandito's in the late 1800's, Tiburcio Vasquez (dubbed the 'Lover-bandit'), made the most wanted list in 1873 because of a string of robberies and crimes he committed in Hollister and San Benito County. The bounty offered for his capture was one of the highest ever offered at \$60,000.00 — which is equivalent to \$1,537,500.00 in today's dollars!

